



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: October 12, 2004

To: Council Member Lisa Goodman, Community Development Cmte
Council Member Barbara Johnson, Ways and Means/Budget Cmte

Prepared by: John Harrington, Project Coordinator, Phone 612-673-5018

Presenter in

Committee: John Harrington, Project Coordinator

Approved by: Chuck Lutz, Deputy CPED Director _____

Subject: Environmental Remediation Grant Applications, Fall 2004

RECOMMENDATION: That the City Council

1. Apply to the Metropolitan Council Metropolitan Livable Communities Fund Tax Base Revitalization Account Grant Program for 45th & Chicago, Hiawatha Commons, Riverview Homes and St. Anthony Mills Apartments; and,
2. Apply to the Minnesota Department of Employment and Economic Development Contamination Cleanup Grant Program for environmental remediation at Hiawatha Commons, Minnesota Innovation Center and Riverview Homes; and,
3. Apply to the Hennepin County Environmental Response Fund for 45th & Chicago, Hiawatha Commons, Minnesota Innovation Center, Presidents Row Flats, Ripley Gardens, Riverview Homes and Treant; and,
4. Approve the attached resolutions authorizing appropriate City staff to execute agreements to implement the Metropolitan Council Livable Communities Tax Base Revitalization Account Grant Program, Minnesota Department of Employment and Economic Development Contamination Clean Up and Investigation Grant Program, and Hennepin County Environmental Response Fund.

Previous Directives: The City Council has previously approved numerous actions regarding the **Hiawatha Commons**. The City Council has previously approved application for remediation investigation funding for the **Minnesota Innovation Center** property. In May, 2004, the Council approved up to \$200,000 of Affordable Housing Trust Fund monies for **Ripley Gardens**. Previous applications for remediation funding for this project have also been authorized. The City Council previously has approved several actions, including Affordable Housing Trust Fund financing, for the **St. Anthony Mills Apartments** project.

There are no known previous directives for **45th & Chicago**, **Presidents Row Flats**, **Riverview Homes** (although a Tax Increment Financing application has recently been submitted for this project), or the **Treant** project.

Financial Impact (Check those that apply)

- ☐ No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)
- ☐ Action requires an appropriation increase to the Capital Budget
- ☐ Action requires an appropriation increase to the Operating Budget
- ☐ Action provides increased revenue for appropriation increase
- ☐ Action requires use of contingency or reserves
- ☒ Other financial impact (Explain):
- ☐ Request provided to the Budget Office when provided to the Committee Coordinator

There is no direct financial impact at this time. However, some of the grant requests have been identified as requiring a commitment of local match funds, to be provided by the developer or other non-City funding sources. The City of Minneapolis is sponsoring these grant requests, acting in some cases as a pass-through and conduit for environmental investigations and cleanup. The following listing is in priority order based on criteria accepted by the City Council in February 2004 as determined by the Community Development Committee at its meeting of April 6, 2004.

**Metropolitan Tax Base Revitalization Account Grant Requests
in Priority Order** (top to bottom)

Project	Grant Request
St. Anthony Mills Apartments	\$ 166,000
Hiawatha Commons	\$ 46,345
45 th & Chicago	\$ 115,673
Riverview Homes	\$ 325,000
Total Metropolitan Council:	\$ 653,018

**MN Department of Employment and Economic Development Grant
Requests in Priority Order (top to bottom)**

Project	Grant Request
Hiawatha Commons	\$ 267,375
Minnesota Innovation Center	\$1,400,000
Riverview Homes	\$1,875,000
Total MN DEED	\$3,542,375

Local matches will come from developer's funds and / or from the other grant funds, not from the City.

**Hennepin County Environmental Response Fund Grant Requests
in Priority Order (top to bottom)**

Project	Grant Request
Hiawatha Commons	\$ 42,780
Treant	\$ 13,500
45 th & Chicago (tie with Ripley Gardens)	\$ 115,673
Ripley Gardens(tie with 45 th & Chicago)	\$ 100,000
Minnesota Innovation Center	\$ 100,000
Riverview Homes	\$ 300,000
Presidents Row Flats	\$ 125,000
Total Hennepin County ERF	\$ 796,953

Community Impact (Summarize below)

Ward: 1, 2, 3, 5, 8, 9

Neighborhood Notification: The East Field, Regina, Northrop neighborhood organization was notified of **45th & Chicago** project on September 8, 2004. The Longfellow Community Council was notified of the **Hiawatha Commons** project June 18, 2003. The SEED Committee / Prospect Park neighborhood organization was informed of **the Minnesota Innovation Center** project in October, 2003. The Logan Park neighborhood organization was notified about the **Presidents Row Flats** project on August 18, 2004. The Harrison neighborhood organization was notified regarding the **Ripley Gardens** project prior to February 2002. The Hawthorne Area Community Council initially considered the **Riverview Homes Development** on June 16, 2001. The Downtown Minneapolis Neighborhood Association was notified about **St. Anthony Mills Apartments** in November 2003. The Logan Park neighborhood organization was notified of the **Treant** project in September, 2004.

City Goals: The proposed projects are consistent with and contribute to attainment of the City goal to "Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis."

Comprehensive Plan: The projects generally comply with land reclamation and providing a healthy environment elements of the Minneapolis Plan.

Zoning Code: The proposed projects either are in compliance or will comply.

Living Wage/Job Linkage: Environmental assistance is exempt from Living Wage/Business Subsidy and generally exempt from job linkage although there may be case by case exceptions.

Background/Supporting Information

INTRODUCTION:

Enacted by the legislature in 1995, the Metropolitan Livable Communities Act designated the Metropolitan Council as the administrator of the Tax Base Revitalization Program. This program makes grants to clean up contaminated land for subsequent redevelopment, job retention, and job growth in areas that have lost some of their commercial/industrial base. Applications to this program are due November 1, 2004. No local match is required. The City of Minneapolis geographic area is restricted to receiving no more than \$1,300,000.

The Minnesota Contamination Cleanup Grant Program was established in 1993 to clean up contaminated sites and convert contaminated property into a marketable asset. The Department of Employment and Economic Development is the administering state agency. Applications are due November 1, 2004. A local match equal to twenty-five percent of the project costs is required, of which twelve percent of the clean-up costs must come from non-tax increment local funds. There is no financial limit for the City of Minneapolis geographic area. However, there is a maximum of \$4,025,500 million available statewide for the autumn 2004.

Hennepin County has been collecting mortgage registry and deed tax for deposit into an Environmental Response Fund (ERF). The ERF is used for the assessment and clean up of contaminated sites located within Hennepin County, with emphasis on affordable housing projects. Applications are due November 1, 2004. The most that Minneapolis projects have received in a funding round from the ERF is \$522,885.

In spring, 2004, projects in Minneapolis received 3 grant awards totaling \$1,637,180 from the Metropolitan Council, 1 grant of \$343,535 from the State of Minnesota and 5 grants totaling \$497,503 from Hennepin County for contamination investigation and cleanup (grand total of \$2,478,218). Since 1994 projects in the City have been awarded \$18,289,001 from the Metropolitan Council, \$16,877,283 from the State of Minnesota, and \$2,705,028 from Hennepin County for contamination investigation and cleanup. Projects may be eligible for and apply to more than one grant source.

For the fall 2004 Contamination Grant round the City has been requested to sponsor 8 projects with investigation and contamination grant requests totaling \$4,992,345. These projects involve 3 applications totaling \$3,542,375 to MnDEED, 4 applications totaling \$653,018 to the Metropolitan Council and 7 applications totaling \$796,953 to Hennepin County.

In response to a directive provided during review of projects for the autumn, 2003 funding round, CPED staff prepared a set of criteria to be used to recommend City priorities for project funding. The fall 2004 round represents the second use of the criteria accepted by the Community Development Committee and the City Council in February 2004. A summary of the criteria is provided below.

The criteria, the City's review schedule, and additional information regarding funding program resources was provided to CPED project coordinators, potential applicants, and staff at the funding agencies. At least one email reminder of the deadline for submitting information was sent. A preliminary assignment of criteria points was provided to applicants and project coordinators and a review meeting attended by project coordinators, other CPED staff and representatives of applicants, was held on September 23, 2004. The purpose of the meeting was to confirm that the criteria points awarded accurately reflected the project information provided to CPED. A copy of each of the criteria forms, as submitted, follows this report.

Criteria	Maximum	Minimum
<i>time frame</i>	5	1
<i>importance of proposed facilities</i>	10	1
<i>removal of blighting influences</i>	5	1
<i>readiness of the project</i>	25	2
<i>development potential</i>	5	1
<i>financial health of the project</i>	5	1
<i>City funds invested</i>	10	1
<i>Affordable housing</i>	5	1
Total points	70	9

The points assigned to each project , as confirmed at the September 23rd meeting, is shown in the table below.

Project	45th & Chicago	Hiawatha Commons	Minnesota Innovation Center	Presidents Row Flats	Ripley Gardens	Riverview Homes	St. Anthony Mills	Treat
Time Frame	5	5	5	5	3	5	5	5
Neighborhood Importance	5	5	5	5	5	0	5	5
City Importance	1	1	1	1	1	1	1	1

Removal of Blight Influence	3	5	5	3	3	5	5	3
Developer Selected?	5	5	5	5	3	3	3	5
Site Control?	3	3	5	3	5	5	1	5
Zoning Consistent	5	0	5	0	0	5	5	5
Planning Consistent	5	5	5	5	5	5	5	5
Financing in Place	5	3	3	3	1	3	1	5
Development Potential	3	3	3	1	3	3	3	5
Financial Health	1	1	3	5	3	3	5	5
City Investment?	1	10	1	1	10	1	10	1
Affordable Housing	5	5	0	5	5	5	5	0
Total Points	47	51	46	42	47	44	54	50

There have not been any projects received at CPED after the announced deadline.

Proposed Projects:

This section of the report presents **projects in alphabetical order**, since their ranking for each funding source is not identical.

45th & Chicago Ward 8

4500 Chicago Avenue S..

Metro Council TBRA request: \$115,673;

Hennepin County ERF request: \$115,673

The project entails redeveloping the site as 32 units of mixed-income ownership housing. The building includes secure, tuck-under parking, and substantial landscaping. This project is a critical piece of the continued revitalization of Chicago Avenue.

Hiawatha Commons Ward 9

2301 East 28th St.

DEED remediation grant request: \$267,375;

Metro Council TBRA request: \$46,345;

Hennepin County ERF request: \$42,780;

80 residential units (20 market rate, 60 affordable at 50% MMI) over 15,000 square feet of retail and underground parking.

Minnesota Innovation Center Ward 2

518 Malcolm Avenue

DEED remediation grant request: \$1,400,000;

Hennepin County ERF request: \$100,000

This is the first of three development phases and encompasses approximately 21 acres, with six buildings, and 530,000 square feet of building and is part of a proposed 65-acre, 18 site to be developed over the next eight to ten years. The site will be used for the construction of a research and development facility providing premier laboratory, manufacturing and office space to firms in the medical, life science and information technology industries. This phase of development will include four research buildings

and two manufacturing buildings including lab and office space. The manufacturing facilities will include industrial/light manufacturing facilities suitable for biomedical and biotechnology production.

Presidents Row Flats Ward 1

1701 Madison Street NE

Hennepin County ERF request: \$125,000

Presidents Row Lofts, LLC proposes to redevelop the existing building into two buildings with a total of 60,000 square feet of above grade space, containing 70 condominium units ranging from studios to three bedrooms. Both renovation and new construction will be required to do so.

Ripley Gardens Ward 5

300 Queen Avenue N.

Hennepin County ERF request: \$100,000

Ripley Gardens will be developed as a mixed-income, mixed-use site, including approximately

- Fifty-two (52) rental units of housing – both affordable and market rate
- Eight (8) for sale townhouses
- 1500 s.f. of commercial space at the corner of Penn and Glenwood
- Underground parking to preserve green space

The proposal preserves the existing historic buildings on the site, and renovates the brick building and Tudor house into housing, and the bungalow into community space.

Riverview Homes Development Ward 3

2211, 2225 and 2313 West River Parkway and 70-22nd Ave N.

DEED remediation grant request: \$1,875,000;

Metro Council TBRA request: \$325,000;

Hennepin County ERF request: \$300,000;

The proposed development consists of five phases of residential housing units. Phase I is already complete and consists of 29 single family for sale townhomes. Phase II consists of a four story condominium building with 59 for sale units. Phase III is a four story senior housing development containing 90 units (45 co-op units and 45 rental units, all affordable). Phase IV consists of three high rise buildings with six to nine floors and five townhomes with a total of 163 for sale units along with approximately 7,500 square feet of commercial retail space. Phase V consists of five for sale townhome units. In all, 312 residential housing units will be constructed as part of the remaining four phases of the development.

St. Anthony Mills Apartments Ward 2

Chicago / Washington Avenue / 2nd St.

Metro Council TBRA request: \$166,000;

The project is a new construction, 5-story structure, which will consist of 93 units, 80 of which will provide affordable housing targeted to downtown workers and those dependent on public transportation. The project will also act to conceal the presence of a publicly owned parking facility located at the center of the block.

Treant Ward 1

1737 Adams St. NE

Hennepin County ERF request: \$13,500;

The site was a former plating company. The current property owner is renovating the site building/property to be completed for office space/commercial property use. One soil coring was completed near a drainage area of the former plating room. Arsenic was observed in the soil sample at 24.6 mg/kg which is above the Tier I SRV, but below the industrial chronic Tier II SRV. The current property owner would like to work with the VIC program to investigate if there are any further concerns with arsenic or other metal contaminants present in the soil at the site. The property owner is seeking funding to aid in environmental investigation costs.

CRITERIA FORM – 45th & Chicago

Project Information	
Project Name	45 th & Chicago
Project Street Address	4500 Chicago Avenue South
Project Ward	8
Project Neighborhood	Field, Regina, Northrup
Date of Neighborhood Notification (by applicant or Project Coordinator)	September 8, 2004
Prior Property Use (historical)	Auto repair, gas station
Current Property Use	Auto repair
Proposed Property Use	Mixed-income, multifamily ownership housing with a proposed affordability component
Project Summary Description (one paragraph)	The project entails redeveloping the site as 32 units of mixed-income ownership housing. The building includes secure, tuck-under parking, and substantial landscaping. This project is a critical piece of the continued revitalization of Chicago Avenue.
(Re)Developer Information	
(Re)Developer/Applicant Organization	Master Development Group
(Re)Developer/Applicant Street Address	2104 Fourth Avenue South
(Re)Developer/Applicant Contact Name	Patricia Fitzgerald
Contact Phone Number	612.872.8495
Contact email	patriciaf@mastermn.com
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	
CPED PC Phone Number	
CPED PC email	
Definition of Need	
Type of Funding Requested	Investigation <input type="checkbox"/> Remediation <input checked="" type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	Anticipate completion October 15, 2004
Contamination Type (enter at right all that apply)	Petroleum
Asbestos	
Petroleum	
Lead Paint	
Other (specify)	
Remediation Project Costs	
Investigation Funding Requested	
Remediation Funding Requested	\$231,345
Total Remediation Funding Requested	\$231,345
Funding Request(s)	
DEED Grant	
Metro Council TBRA Grant	\$115,672.50

CRITERIA FORM – 45th & Chicago

HCERF Grant	\$115,672.50
Total Funding Requested	\$231,345
Local Match Amount (if required)	
Local Match Funding Source	Property owner, developer funds
Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	April 2005
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	n/a
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project area contains existing building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area includes only vacant property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project Readiness	
Developer has signed a redevelopment contract or equivalent	Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No <input type="checkbox"/> n/a
Date RFP published	n/a
Developer owns (in fee simple or equivalent) remediation site	Yes <input type="checkbox"/> No <input type="checkbox"/>
Developer has signed purchase agreement for remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has Right of Entry to remediation site	Yes <input type="checkbox"/> No <input type="checkbox"/> yes
Is a zoning modification/variance required for the proposed project?	Yes <input type="checkbox"/> No <input type="checkbox"/> All approvals have been granted.
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has secured all financing required except for remediation funding being sought	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has an executed commitment letter for first mortgage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Construction financing

CRITERIA FORM – 45th & Chicago

	commitment pending.
Developer has filed applications requesting project financing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No public financing is sought.
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Pre-sales will begin in Dec 04.
A market analysis has been completed and submitted to primary financing entity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Developer's in house real estate team has completed market analysis.
A market analysis is being contemplated or is underway	Yes <input type="checkbox"/> No <input type="checkbox"/>
Financial Health	
Private Financing Amount	\$1,200,000 (approximately)
Public Financing Amount	\$5,000,000 (approximately)
Total Development Cost (should equal the sum of public and private above)	\$7,000,000 (approximately) Final TDC will be determined when final architectural complete, Dec 04.
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	\$0
Amount of City funds for remediation grant match	\$0
Affordable Housing	
Number of market rate residential units in project	26, including 8 at 80% MMI
Number of residential units in project affordable at < 50% MMI	6, pending funding from Hennepin County AHIF for affordability gap assistance to qualified buyers.

CRITERIA FORM – Hiawatha Commons

Project Information	
Project Name	Hiawatha Commons
Project Street Address	2301 East 28 th Street
Project Ward	Ninth
Project Neighborhood	Longfellow
Date of Neighborhood Notification (by applicant or Project Coordinator)	June 18, 2003
Prior Property Use (historical)	Minneapolis Moline factory
Current Property Use	Parking lot
Proposed Property Use	Residential housing over retail
Project Summary Description (one paragraph)	80 residential units over 15000 sf of retail and underground parking
(Re)Developer Information	
(Re)Developer/Applicant Organization	Alliance Housing Inc
(Re)Developer/Applicant Street Address	118 E. 26 th Street, Room 202
(Re)Developer/Applicant Contact Name	Kris Brogan
Contact Phone Number	612-801-4942
Contact email	krisbrogan@att.net
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	Donna Wiemann
CPED PC Phone Number	612-673-5257
CPED PC email	Donna.wiemann@ci.minneapolis.mn.us
Definition of Need	
Type of Funding Requested	Investigation <input type="checkbox"/> Remediation X <input checked="" type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	September 15, 2004
Contamination Type (enter at right all that apply) Asbestos Petroleum Lead Paint Other (specify)	Petroleum
Remediation Project Costs	
Investigation Funding Requested	
Remediation Funding Requested	\$356,500
Total Remediation Funding Requested	\$356,500
Funding Request(s)	
DEED Grant	\$276,375
Metro Council TBRA Grant	\$ 46,345
HCERF Grant	\$ 42,780
Total Funding Requested	\$356,500
Local Match Amount (if required)	
Local Match Funding Source	

CRITERIA FORM – Hiawatha Commons

Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	April 2005
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes X <input type="checkbox"/> No <input type="checkbox"/>
Project area contains existing building(s)	Yes <input type="checkbox"/> No X <input type="checkbox"/>
Project area includes only vacant property	Yes X <input type="checkbox"/> No <input type="checkbox"/>
Project Readiness	
Developer has signed a redevelopment contract or equivalent	Yes X <input type="checkbox"/> No <input type="checkbox"/>
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes X <input type="checkbox"/> No <input type="checkbox"/>
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No X <input type="checkbox"/>
Date RFP published	N/A
Developer owns (in fee simple or equivalent) remediation site	Yes <input type="checkbox"/> No X <input type="checkbox"/>
Developer has signed purchase agreement for remediation site	Yes X <input type="checkbox"/> No <input type="checkbox"/>
Developer has Right of Entry to remediation site	Yes X <input type="checkbox"/> No <input type="checkbox"/>
Is a zoning modification/variance required for the proposed project?	Yes X <input type="checkbox"/> No <input type="checkbox"/>
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No X <input type="checkbox"/>
Developer has secured all financing required except for remediation funding being sought	Yes <input type="checkbox"/> No X <input type="checkbox"/>
Developer has an executed commitment letter for first mortgage	Yes <input type="checkbox"/> No X <input type="checkbox"/>
Developer has filed applications requesting project financing	Yes X <input type="checkbox"/> No <input type="checkbox"/>
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

CRITERIA FORM – Hiawatha Commons

A market analysis has been completed and submitted to primary financing entity	YesX <input type="checkbox"/> No <input type="checkbox"/>
A market analysis is being contemplated or is underway	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Financial Health	
Private Financing Amount	\$ 4,916,480
Public Financing Amount	\$ 7,099,538
Total Development Cost (should equal the sum of public and private above)	\$12,016,018
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	\$2,587,083
Amount of City funds for remediation grant match	\$0
Affordable Housing	
Number of market rate residential units in project	20
Number of residential units in project affordable at < 50% MMI	60

CRITERIA FORM – Minnesota Innovation Center

Project Information	
Project Name	Minnesota Innovation Center
Project Street Address	518 Malcolm Avenue
Project Ward	2
Project Neighborhood	SEED Committee/Prospect Park
Date of Neighborhood Notification (by applicant or Project Coordinator)	October, 2003
Prior Property Use (historical)	Industrial
Current Property Use	Industrial
Proposed Property Use	Biotechnology Research Park
Project Summary Description (one paragraph)	This first phase of a three phase development encompasses approximately 10 acres, with two buildings, and 300,000 square feet of building and 500 stalls of structured parking to become part of a proposed 65-acre, 18 building site to be developed over the next eight to ten years. Cleanup of the site and demolition of existing structures will allow development and construction of a research and development facility providing premier laboratory, manufacturing and office space to firms in the medical, life science and information technology industries.
(Re)Developer Information	
(Re)Developer/Applicant Organization	Wall Development Company, LLC
(Re)Developer/Applicant Street Address	811 LaSalle Avenue
(Re)Developer/Applicant Contact Name	John Wall
Contact Phone Number	612-767-4001
Contact email	john@wallcompanies.com
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	Jim Forsyth
CPED PC Phone Number	612-673-5179
CPED PC email	Jim.Forsyth@ci.minneapolis.mn.us
Definition of Need	
Type of Funding Requested	Investigation <input type="checkbox"/> Remediation <input checked="" type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	April 9, 2004
Contamination Type (enter at right all that apply) Asbestos Petroleum Lead Paint Other (specify)	PAHs, RCRA Metals, Diesel Range Organics, Pesticides,
Remediation Project Costs	
Investigation Funding Requested	\$135,000 awarded—\$50,000 DEED & \$85,000 HC- ERF
Remediation Funding Requested	\$827,420 awarded—Met Council TBRA-May '04 \$1,500,000 requested-DEED & HCERF – Nov. '04
Total Remediation Funding Requested	\$2,462,420 To Date

CRITERIA FORM – Minnesota Innovation Center

Funding Request(s)	
DEED Grant	\$1,400,000
Metro Council TBRA Grant	\$0
HCERF Grant	\$100,000
Total Funding Requested	\$1,500,000
Local Match Amount (if required)	\$466,667 (25% match obligation req'd by DEED)
Local Match Funding Source	Henn County \$100,000; Private funds \$366,667
Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	Started January, 2004
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	See attached
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	Southeast Economic Development Committee (SEED)
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area contains existing building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area includes only vacant property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project Readiness	
Developer has signed a redevelopment contract or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Private development occurring on land solely owned by developer.
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Private development occurring on land solely owned by developer.
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Date RFP published	
Developer owns (in fee simple or equivalent) remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has signed purchase agreement for remediation site	Yes <input type="checkbox"/> No <input type="checkbox"/>
Developer has Right of Entry to remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is a zoning modification/variance required for the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has secured all financing required except for remediation funding being sought	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has an executed commitment letter for first mortgage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

CRITERIA FORM – Minnesota Innovation Center

Developer has filed applications requesting project financing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
A market analysis has been completed and submitted to primary financing entity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
A market analysis is being contemplated or is underway	Yes <input type="checkbox"/> No <input type="checkbox"/>
Financial Health	
Private Financing Amount	\$26,537,580
Public Financing Amount	\$11,462,420 (\$2,462,420 Grants + \$9,000,000 TIF)
Total Development Cost (should equal the sum of public and private above)	\$38,000,000
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	\$0
Amount of City funds for remediation grant match	
Affordable Housing	
Number of market rate residential units in project	N/A
Number of residential units in project affordable at < 50% MMI	N/A

CRITERIA FORM – Presidents Row Flats

Project Information	
Project Name	Presidents Row Flats (Former Nystrom Building)
Project Street Address	1701 Madison Street Northeast
Project Ward	Ward 1
Project Neighborhood	Logan Park Neighborhood
Date of Neighborhood Notification (by applicant or Project Coordinator)	August 18, 2004 through a neighborhood meeting
Prior Property Use (historical)	Medium to Heavy Industrial/Manufacturing
Current Property Use	Medium to Heavy Industrial/Manufacturing
Proposed Property Use	Residential Condominiums
Project Summary Description (one paragraph)	Presidents Row Lofts, LLC proposes to redevelop the existing building into two buildings with a total of 60,000 square feet of above grade space, containing 70 condominium units ranging from studios to three bedrooms. Both renovation and new construction will be required to do so.
(Re)Developer Information	
(Re)Developer/Applicant Organization	Presidents Row Lofts, LLC c/o Lupe Development Partners
(Re)Developer/Applicant Street Address	9304 Lyndale Avenue South, Bloomington, 55420
(Re)Developer/Applicant Contact Name	Mr. Brian Flakne
Contact Phone Number	(952) 888-5179
Contact email	Bflakne@flaknethelawyers.com
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	Jerry LePage
CPED PC Phone Number	(612) 673-5240
CPED PC email	Jerry.LePage@ci.minneapolis.mn.us
Definition of Need	
Type of Funding Requested	Investigation <input type="checkbox"/> Remediation <input checked="" type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	The grant is being requested for abatement of asbestos, lead based paint and other hazardous building materials. A RAP is not required for these actions. All activities will be completed in accordance with all applicable City, State and Federal Regulations.
Contamination Type (enter at right all that apply) Asbestos Petroleum Lead Paint Other (specify)	Asbestos Lead based paint Other hazardous building materials
Remediation Project Costs	
Investigation Funding Requested	\$0
Remediation Funding Requested	\$125,000
Total Remediation Funding Requested	\$125,000

CRITERIA FORM – Presidents Row Flats

Funding Request(s)	
DEED Grant	\$0
Metro Council TBRA Grant	\$0
HCERF Grant	\$125,000
Total Funding Requested	\$125,000
Local Match Amount (if required)	Not Required
Local Match Funding Source	Not Applicable
Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	January 1, 2005 or as soon as a grant agreement is in place
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	A letter from the Logan Park neighborhood voicing their overwhelming support of the project is attached.
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	None
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project area contains existing building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area includes only vacant property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project Readiness	
Developer has signed a redevelopment contract or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The project is a private redevelopment project. The developer has a purchase agreement in place and the financial wherewithal to complete the project with the assistance of the granting agency. A redevelopment contract is not a necessary step in the redevelopment process.
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See Above
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Date RFP published	
Developer owns (in fee simple or equivalent) remediation site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has signed purchase agreement for remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has Right of Entry to remediation site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

CRITERIA FORM – Presidents Row Flats

Is a zoning modification/variance required for the proposed project?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Site is in an ILOD, suitable for redevelopment as residential
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has secured all financing required except for remediation funding being sought	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has an executed commitment letter for first mortgage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has filed applications requesting project financing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
A market analysis has been completed and submitted to primary financing entity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
A market analysis is being contemplated or is underway	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Financial Health	
Private Financing Amount	\$14,040,069
Public Financing Amount	\$125,000 from the Hennepin County ERF Grant
Total Development Cost (should equal the sum of public and private above)	\$14,165,069
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	\$0
Amount of City funds for remediation grant match	\$0
Affordable Housing	
Number of market rate residential units in project	70 Units
Number of residential units in project affordable at < 50% MMI	Up to 13 Units. This has not been finalized as of the date of this submittal.

CRITERIA FORM – Ripley Gardens

Project Information	
Project Name	Ripley Gardens (Queen Care site, Ripley Maternity Hospital)
Project Street Address	300 Queen Ave. North
Project Ward	5
Project Neighborhood	Harrison
Date of Neighborhood Notification (by applicant or Project Coordinator)	Prior to February 2002 (See attached correspondence)
Prior Property Use (historical)	Maternity Hospital (1896-1956) Nursing Home (1956-1999)
Current Property Use	Vacant
Proposed Property Use	Housing (Rental and Homeownership), small commercial space.
Project Summary Description (one paragraph)	<p>Ripley Gardens will be developed as a mixed-income, mixed-use site, including approximately</p> <ul style="list-style-type: none"> -Fifty-two (52) rental units of housing – both affordable and market rate -Eight (8) for sale townhouses -1500 s.f. of commercial space at the corner of Penn and Glenwood -Underground parking to preserve green space <p>The proposal preserves the existing historic buildings on the site, and renovates the brick building and Tudor house into housing, and the bungalow into community space.</p>
(Re)Developer Information	
(Re)Developer/Applicant Organization	Central Community Housing Trust
(Re)Developer/Applicant Street Address	1625 Park Ave, Minneapolis MN
(Re)Developer/Applicant Contact Name	Matthew Hendricks
Contact Phone Number	612-341-3148 x229
Contact email	mhendricks@ccht.org
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	
CPED PC Phone Number	
CPED PC email	
Definition of Need	
Type of Funding Requested	Investigation <input type="checkbox"/> Remediation <input checked="" type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	Pending as of September 13, 2004
Contamination Type (enter at right all that apply)	Petroleum discovered in soils during geotechnical investigation. Extent of contamination and expense of remediation are unknown at this point, however additional testing is being performed to better determine the scope of the problem.
Asbestos	
Petroleum	
Lead Paint	
Other (specify)	

CRITERIA FORM – Ripley Gardens

Remediation Project Costs	
Investigation Funding Requested	\$0
Remediation Funding Requested	\$25,000-\$100,000 (See note above regarding additional info necessary to determine scope.)
Total Remediation Funding Requested	\$25,000-\$100,000
Funding Request(s)	
DEED Grant	
Metro Council TBRA Grant	
HCERF Grant	\$25,000-\$100,000
Total Funding Requested	\$25,000-\$100,000 (requests above not cumulative)
Local Match Amount (if required)	
Local Match Funding Source	
Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	Spring/Summer 2005
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	The Harrison Neighborhood Association has approved the project as currently proposed.
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	Central Community Housing Trust is the developer.
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project area contains existing building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area includes only vacant property	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project Readiness	
Developer has signed a redevelopment contract or equivalent	Yes <input type="checkbox"/> No <input type="checkbox"/>
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (City has awarded developer gap financing to complete project; applications for tax credits and additional financing are pending.)
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No <input type="checkbox"/>
Date RFP published	
Developer owns (in fee simple or equivalent) remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has signed purchase agreement for remediation site	Yes <input type="checkbox"/> No <input type="checkbox"/>
Developer has Right of Entry to remediation site	Yes <input type="checkbox"/> No <input type="checkbox"/>

CRITERIA FORM – Ripley Gardens

Is a zoning modification/variance required for the proposed project?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has secured all financing required except for remediation funding being sought	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has an executed commitment letter for first mortgage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has filed applications requesting project financing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
A market analysis has been completed and submitted to primary financing entity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
A market analysis is being contemplated or is underway	Yes <input type="checkbox"/> No <input type="checkbox"/>
Financial Health	
Private Financing Amount	9,214,426
Public Financing Amount	3,061,000
Total Development Cost (should equal the sum of public and private above)	12,275,426
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	1,300,000
Amount of City funds for remediation grant match	N/A?
Affordable Housing	
Number of market rate residential units in project	26
Number of residential units in project affordable at < 50% MMI	26 (6 at <30%)

CRITERIA FORM – Riverview Homes

Project Information	
Project Name	Riverview Homes Development – Phases II, III, IV and V
Project Street Address	2211, 2225, and 2313 West River Parkway and 70 – 22 nd Avenue North
Project Ward	Ward 3
Project Neighborhood	Hawthorne Neighborhood
Date of Neighborhood Notification (by applicant or Project Coordinator)	JADT was in contact with the neighborhood group prior to construction of Phase I of the project and remains in contact as the project progresses.
Prior Property Use (historical)	Railroad roundhouse, railroad yard and sidings, light to medium industrial and manufacturing
Current Property Use	Vacant to light industrial/commercial
Proposed Property Use	Mixed use residential and commercial
Project Summary Description (one paragraph)	The proposed development consists of five phases of residential housing units. Phase I is already complete and consists of 29 single family for sale townhomes. Phase II consists of a four story condominium building with 59 for sale units. Phase III is a four story senior housing development containing 90 units (45 co-op units and 45 rental units, all affordable). Phase IV consists of three high rise buildings with six to nine floors and five townhomes with a total of 163 for sale units along with approximately 7,500 square feet of commercial retail space. Phase V consists of five for sale townhome units. In all, 312 residential housing units will be constructed as part of the remaining four phases of the development.
(Re)Developer Information	
(Re)Developer/Applicant Organization	JADT Development Group
(Re)Developer/Applicant Street Address	4175 West Broadway Avenue, Minneapolis 55422
(Re)Developer/Applicant Contact Name	Tim Baylor
Contact Phone Number	(762) 592-0911
Contact email	tbaylor@jadtgroup.com
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	Donna Wiemann
CPED PC Phone Number	(612) 673-5257
CPED PC email	Donna.Wiemann@ci.minneapolis.mn.us
Definition of Need	
Type of Funding Requested	Investigation <input type="checkbox"/> Remediation <input checked="" type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	September 15, 2004 and September 17, 2004
Contamination Type (enter at right all that apply) Asbestos Petroleum Lead Paint Other (specify)	Volatile organic compounds, Semivolatile organic compounds, mercury, arsenic, gasoline range organics, diesel range organics and asbestos containing debris

CRITERIA FORM – Riverview Homes

Remediation Project Costs	
Investigation Funding Requested	\$0
Remediation Funding Requested	\$2,500,000
Total Remediation Funding Requested	\$2,500,000
Funding Request(s)	
DEED Grant	\$1,875,000
Metro Council TBRA Grant	\$325,000
HCERF Grant	\$300,000
Total Funding Requested	\$2,500,000
Local Match Amount (if required)	\$625,000
Local Match Funding Source	TBRA and HCERF grants. The project is also requesting a \$400,000 loan from DEED's loan program. The total cleanup budget is \$3,019,911
Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	Cleanup for Phases II and III will begin in Spring and Summer 2005. Cleanup for Phases IV and V will be in 2006.
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	JADT has been communicating with the neighborhood group and routinely updating them on the progress of the project. JADT met with the Hawthorne Area Community Council Housing Committee on September 1, 2004 and will meet with the Hawthorne Area Community Council Board.
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	NA
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area contains existing building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area includes only vacant property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Phase II parcel is vacant
Project Readiness	
Developer has signed a redevelopment contract or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The site is a private redevelopment project. The developer has purchase agreements in place on the four parcels and has submitted numerous facets of the redevelopment plan to and received approval from various City agencies.
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See previous question.
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

CRITERIA FORM – Riverview Homes

Date RFP published	
Developer owns (in fee simple or equivalent) remediation site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has signed purchase agreement for remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has Right of Entry to remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is a zoning modification/variance required for the proposed project?	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Site currently zoned ILOD, which allows residential redevelopment. The following key approvals have been obtained to date.</p> <p>Ordinance 2001-Or-158 approved ILOD zoning for Phases 1 and 2 Ordinance 2004-Or-004 approved ILOD zoning for 2225 W. River Road N (Star Press) Ordinance 2004-Or-005 approved ILOD zoning for 2201 W. River Road N (Doyle) Ordinance 2003-Or-146 approved ILOD zoning for 70-72 22nd Ave N (Belcomb)</p>
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has secured all financing required except for remediation funding being sought	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has an executed commitment letter for first mortgage	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> JADT has obtained a lender commitment letter for up to \$18,800,000 for the project.
Developer has filed applications requesting project financing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 20% commitment on Phase II to date
A market analysis has been completed and submitted to primary financing entity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
A market analysis is being contemplated or is underway	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Financial Health	
Private Financing Amount	\$65,000,000
Public Financing Amount	\$10,000,000 TIF, Empowerment Zone funds, etc.
Total Development Cost (should equal the sum of public and private above)	\$75,000,000
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	
Amount of City funds for remediation grant match	\$0

CRITERIA FORM – Riverview Homes

Affordable Housing	
Number of market rate residential units in project	222 market rate units
Number of residential units in project affordable at < 50% MMI	90 senior units affordable (45 senior co-op and 45 senior rental) Phase III

CRITERIA FORM – St. Anthony Mills Apartments

Project Information (revised per phone call re marketing study)	
Project Name	St. Anthony Mills Apartments
Project Street Address	Chicago/ Washington Avenue/2 nd Street
Project Ward	2
Project Neighborhood	Downtown Minneapolis Neighborhood Association
Date of Neighborhood Notification (by applicant or Project Coordinator)	November 2003
Prior Property Use (historical)	Railroad
Current Property Use	Parking Lot
Proposed Property Use	Apartments and retail
Project Summary Description (one paragraph)	The project is a new construction, 5-story structure, which will consist of 93 units, 80 of which will provide affordable housing targeted to downtown workers and those dependent on public transportation. The project will also act to conceal the presence of a publicly owned parking facility located at the center of the block.
(Re)Developer Information	
(Re)Developer/Applicant Organization	Brighton Development Corporation
(Re)Developer/Applicant Street Address	614 North First Street, MPLS, MN 55401
(Re)Developer/Applicant Contact Name	Deidre Schmidt/Danielle Salus
Contact Phone Number	612-332-5664
Contact email	dschmidt@brightondevelopment.com or dsalus@brightondevelopment.com
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	Richard Victor
CPED PC Phone Number	612-673-5026
CPED PC email	Dick.Victor@ci.minneapolis.mn.us
Definition of Need	
Type of Funding Requested	Investigation <input checked="" type="checkbox"/> Remediation <input checked="" type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	August 27, 2004
Contamination Type (enter at right all that apply) Asbestos Petroleum Lead Paint Other (specify)	Fuel Oil type hydrocarbons, coal, metals.
Remediation Project Costs	
Investigation Funding Requested	\$8,600.00
Remediation Funding Requested	\$166,000.00
Total Remediation Funding Requested	\$174,600.00

CRITERIA FORM – St. Anthony Mills Apartments

Funding Request(s)	
DEED Grant	
Metro Council TBRA Grant	\$174,600.00
HCERF Grant	
Total Funding Requested	\$174,600.00
Local Match Amount (if required)	
Local Match Funding Source	
Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	March/April 2005
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	Please see attached neighborhood support letter. DMNA has contributed \$250,000 to the project.
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area contains existing building(s)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project area includes only vacant property	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project Readiness	
Developer has signed a redevelopment contract or equivalent	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> redevelopment agreement pending
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Date RFP published	
Developer owns (in fee simple or equivalent) remediation site	Yes <input type="checkbox"/> No <input type="checkbox"/> Option; Designated developer/redevelopment agreement pending
Developer has signed purchase agreement for remediation site	Yes <input type="checkbox"/> No <input type="checkbox"/> see above
Developer has Right of Entry to remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Is a zoning modification/variance required for the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> PUD has been approved
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> PUD has been approved

CRITERIA FORM – St. Anthony Mills Apartments

Developer has secured all financing required except for remediation funding being sought	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Most of the financing has been secured – final bond and TIF applications in process
Developer has an executed commitment letter for first mortgage	Yes <input type="checkbox"/> No <input type="checkbox"/> Wells Fargo will be the bond issuer
Developer has filed applications requesting project financing	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> see above, final bond and TIF applications in process – CPED has granted \$1,000,000 to the project
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A market analysis has been completed and submitted to primary financing entity	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
A market analysis is being contemplated or is underway	Yes <input type="checkbox"/> No <input type="checkbox"/>
Financial Health	
Private Financing Amount	\$11,358,579
Public Financing Amount	\$3,400,000
Total Development Cost (should equal the sum of public and private above)	\$14,758,579 (does not include remediation costs listed above)
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	\$1,000,000 + tax credits and TE bond authority
Amount of City funds for remediation grant match	
Affordable Housing	
Number of market rate residential units in project	13
Number of residential units in project affordable at < 50% MMI	48

CRITERIA FORM – Treant

Project Information	
Project Name	Treant project
Project Street Address	1737 Adams Street NE, Minneapolis, MN 5413
Project Ward	01
Project Neighborhood	Logan Park
Date of Neighborhood Notification (by applicant or Project Coordinator)	
Prior Property Use (historical)	Plating facility/industrial
Current Property Use	Currently under renovation to be completed for office space.
Proposed Property Use	Office/Commercial
Project Summary Description (one paragraph)	The site was a former plating company. The current property owner is renovating the site building/property to be completed for office space/commercial property use. One soil coring was completed near a drainage area of the former plating room. Arsenic was observed in the soil sample at 24.6 mg/kg which is above the Tier I SRV, but below the industrial chronic Tier II SRV. The current property owner would like to work with the VIC program to investigate if there are any further concerns with arsenic or other metal contaminants present in the soil at the site. The property owner is seeking funding to aid in environmental investigate costs.
(Re)Developer Information	
(Re)Developer/Applicant Organization	Treant, LLC
(Re)Developer/Applicant Street Address	1737 Adams Street N.E., Minneapolis, MN 55413
(Re)Developer/Applicant Contact Name	Matt Anderson
Contact Phone Number	612-308-7031
Contact email	andermf@aol.com
Minneapolis Contact Information	
CPED Project Coordinator (contact) Name	John Harrington
CPED PC Phone Number	612-673-5018
CPED PC email	John.harrington@ci.minneapolis.mn.us
Definition of Need	
Type of Funding Requested	Investigation <input checked="" type="checkbox"/> Remediation <input type="checkbox"/>
If remediation, date Response Action Plan (RAP) Completed:	
Contamination Type (enter at right all that apply) Asbestos Petroleum Lead Paint Other (specify)	Possible arsenic (metals) contamination
Remediation Project Costs	
Investigation Funding Requested	\$13,500

CRITERIA FORM – Treant

Remediation Funding Requested	
Total Remediation Funding Requested	\$13,500
Funding Request(s)	
DEED Grant	--
Metro Council TBRA Grant	--
HCERF Grant	\$13,500
Total Funding Requested	\$13,500
Local Match Amount (if required)	Development will be funded by Treant, LLC. The company is seeking funding to assist with environmental investigation and possible cleanup costs.
Local Match Funding Source	private
Project Time Frame	
Estimated Start Date for Cleanup or Investigation Activities	December 2004
Importance of Proposed Project	
Attach copy of Neighborhood Review letter recommending neighborhood priority points	
Identify Minneapolis entity/organization (if any) responsible for project and page or project number reference in approved capital budget	Not Applicable
Removal of Blighting Influences	
Project is within a multi-property redevelopment area	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project area contains existing building(s)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Project area includes only vacant property	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Project Readiness	Developer (Treant, LLC) owns the building and will be primarily self-performing the redevelopment/renovation work.
Developer has signed a redevelopment contract or equivalent	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
City Council has approved developer selection and awarded exclusive development rights or equivalent	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Request for (development) Proposals is underway	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Date RFP published	N/A
Developer owns (in fee simple or equivalent) remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has signed purchase agreement for remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has Right of Entry to remediation site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

CRITERIA FORM – Treant

Is a zoning modification/variance required for the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an amendment or modification to the comprehensive plan required to permit the proposed project?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Developer has secured all financing required except for remediation funding being sought	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Developer has an executed commitment letter for first mortgage	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Funding complete by Treant, LLC
Developer has filed applications requesting project financing	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Funding complete by Treant, LLC
Development Potential	
End users have signed pre-leasing or pre-sale commitment letters	Yes <input type="checkbox"/> No <input type="checkbox"/> End user is Treant, LLC (owner and developer)
A market analysis has been completed and submitted to primary financing entity	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
A market analysis is being contemplated or is underway	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Financial Health	
Private Financing Amount	\$210,000 (\$152,000 cost of bldg, \$58,000 development costs)
Public Financing Amount	
Total Development Cost (should equal the sum of public and private above)	\$210,000
City Funds Invested	
Amount of existing or pending City investment (other than remediation grant match)	\$0
Amount of City funds for remediation grant match	ERF Grant – application for \$13,500
Affordable Housing	
Number of market rate residential units in project	0
Number of residential units in project affordable at < 50% MMI	0

RESOLUTION

Authorizing application to the Metropolitan Council Tax Base Revitalization Account for various projects.

Whereas, the City of Minneapolis (the "City") was a participant in the Livable Communities Act's Housing Incentives Program for 2001-2002 as determined by the Metropolitan Council, and is therefore eligible to make application for funds under the Tax Base Revitalization Account; and

Whereas, the City has identified the following clean-up projects within the City that meet the Tax Base Revitalization Account's purposes and criteria: 45th & Chicago, Hiawatha Commons, Riverview Homes and St. Anthony Mills apartments; and,

Whereas, the City intends to act as the legal sponsor for one or more of the above-referenced projects, which are more completely described in the Tax Base Revitalization Account grant applications to be submitted to the Metropolitan Council on November 1, 2004; and

Whereas, the City has the institutional, managerial and financial capability to ensure adequate project administration; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with the Metropolitan Council for one or more of the above-reference projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Community Planning and Economic Development or other appropriate staff to apply on behalf of the City of Minneapolis to the Metropolitan Council for Tax Base Revitalization Account funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

RESOLUTION

Authorizing application to the Minnesota Department of Employment and Economic Development Contamination Cleanup Grant Program for various projects.

Whereas, the City of Minneapolis intends to act as the legal sponsor for one or more of the following projects that are more completely described in the contamination clean up applications to be submitted to the Minnesota Department of Employment and Economic Development (DEED) on November 1, 2004: Hiawatha Commons, Minnesota Innovation Center and Riverview Homes; and

Whereas, the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the sources and amounts of the local match identified in the applications are committed to the identified projects; and

Whereas, the City has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with the DEED for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Planning and Economic Development or other appropriate staff to apply to the Department of Employment and Economic Development for Contamination Clean Up Grant Program funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.

RESOLUTION

Authorizing application to the Hennepin County Environmental Response Fund for various projects.

Whereas, the City of Minneapolis intends to act as the legal sponsor for one or more of the following projects that are more completely described in the Environmental Response Fund applications to be submitted to Hennepin County on November 1, 2004: 45th & Chicago, Hiawatha Commons, Minnesota Innovation Center, Presidents Row Flats, Riverview Homes and Treant; and,

Whereas, the City has the legal authority to apply for financial assistance, and the institutional, managerial, and financial capability to ensure adequate project administration; and

Whereas, the City has not violated any federal, state or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

Whereas, upon approval of one or more of its applications, the City may enter into agreements with Hennepin County for one or more of the above-referenced projects and will comply with all applicable laws and regulations stated in such agreements;

Now, Therefore, Be It Resolved By The City Council of the City of Minneapolis:

That the City Council authorizes the Director of the Department of Planning and Economic Development or other appropriate staff to apply to the Hennepin County Environmental Response Fund for funding for one or more of the above-referenced projects and to execute such agreements as are necessary to implement the projects.